

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 Kenmare Street, Mont Albert North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,620,000

House

X

Unit

Suburb

Mont Albert North

Period - From

01/04/2017

to

31/03/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/115 Strabane Av BALWYN 3103	\$1,340,000	11/11/2017
2	414 Belmore Rd MONT ALBERT NORTH 3129	\$1,300,000	24/02/2018
3	1/74 Relowe Cr MONT ALBERT NORTH 3129	\$1,255,000	25/11/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

53 Kenmare Street, Mont Albert North Vic 3129



4 - 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 489 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending March 2018: \$1,620,000

Comparable Properties



2/115 Strabane Av BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 6

Property Type: Townhouse (Res)



414 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 -

Price: \$1,300,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 583 sqm approx



1/74 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 9

Property Type: Unit

Land Size: 551 sqm approx